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BOOK

282 PAGE 669

01-27-95 CW

Raymond Hugh Dancy, et ux

Alice Louise Dancy

003-2-00-W

STATE NO. DESOTO CO.

FEB 17 1995

Do not record above this line

MAR 14 1 46 PM '95

WARRANTY DEED

BK 282 PG 669
W.E. DAVIS JR. CLK.
by B Cleveland

THE STATE OF MISSISSIPPI

County of DeSoto

For and in consideration of Thirty Three Thousand
Seven Hundred forty Five 100 Dollars (\$33,745.00)
the receipt and sufficiency of which is hereby acknowledged, I/or we,
the undersigned, hereby grant, bargain, sell, convey and warrant unto
the Mississippi Transportation Commission the following described
land:

TOWNSHIP 2 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI,

Section 13:

PARCEL NO. 1

Begin at the point of intersection of a Northeasterly line of grantors property and the Southwesterly property line of Virgil Ray Smith with the present Northwesterly right-of-way line of Mississippi Highway No. 301 as shown on the plans for Federal Aid Project No. 46-0030-01-006-10 at Highway Survey Station 463+23.05, said point being 896.0 feet North of and 731.5 feet West of the Southeast corner of the Southeast 1/4 of Section 13, Township 2 South, Range 9 West; from said point of beginning run thence Southwesterly along said present Northwesterly right-of-way line and a line that is Northwesterly of and parallel with the center of said Mississippi Highway No. 301, a distance of 832.5 feet; thence run South 58° 45' West along the present Northwesterly right-of-way line of said Mississippi Highway No. 301, a distance of 87.4 feet to the present Northerly right-of-way line of Starlanding Road; thence run South 87° 49' West along the present Northerly right-of-way line of said Starlanding Road, a distance of 450.8 feet; thence run North 02° 11' West, a distance of 5.0 feet to a point that is 35 feet Northerly of and perpendicular to the

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centerline of Starlanding Road at Station 25+00 as shown on the plans for said project at Station 454+15.83; thence run North 74° 58' East, a distance of 385.0 feet; thence run North 49° 48' East, a distance of 106.0 feet to a point that is 135 feet Northwesterly of and perpendicular to the centerline of survey of said project at Station 455+50; thence run North 36° 51' East, a distance of 452.8 feet; thence run North 30° 30' East along a line that is 85 feet Northwesterly of and parallel with the centerline of survey of said project, a distance of 323.3 feet to said Northeasterly line of grantors property; thence run South 60° 09' East along said Northeasterly property line, a distance of 57.8 feet to the point of beginning, containing 2.22 acres, more or less, and

PARCEL NO. 2

Begin at the point of intersection of the Southwesterly line of grantors property with the present Northwesterly right-of-way line of Mississippi Highway No. 301 as shown on the plats for Federal Aid Project No. 46-0030-01-006-10 at Highway Survey Station 464 + 73.71, said point being 1025.0 feet North of and 657.6 feet West of the Southeast Corner of the Southeast 1/4 of Section 13, Township 2 South, Range 9 West; from said point of beginning run thence North 60° 17' West along said Southwesterly property line, a distance of 121.0 feet; thence run North 25° 43' East, a distance of 179.7 feet to a point that is 165 feet Northwesterly of and perpendicular to the centerline of survey of said project at Station 466 + 50; thence run North 43° 38' East, a distance of 154.0 feet; thence run North 30° 30' East along a line that is 130 feet Northwesterly of and parallel with the centerline of survey of said project, a distance of 505.5 feet to a point that is 130 feet Northwesterly of and perpendicular to the centerline of survey of said project at Station 473 + 05.53; thence run North 26° 07' East, a distance of 320.9 feet to the Northeasterly line of grantors property and the center of a ditch as shown on the plats for said project at Station 475 + 59.93; thence run South 34° 47' East along said Northeasterly property line, a distance of 119.4 feet to the present Northwesterly right-of-way line of Mississippi Highway No. 301; thence run Southwesterly along said present Northwesterly right-of-way line and a line that is Northwesterly of and parallel with the center of Mississippi Highway No. 301, a distance of 1103.1 feet to

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the point of beginning, containing 2.61 acres, more or less.

All the above parcels being situated in and a part of the Southeast 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4.

Parcel No. 1 and Parcel No. 2 contain an aggregate of 4.83 acres, more or less.

AS The Grantor reserves the right to remove any fences, cattle gap and entrance gate from the above described land on or before 5-7-95 *2/10* or said fences become the property of the Mississippi Department of Transportation. *20*

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

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It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signatures the 15th Day of February, A.D.,
1995.

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-7559
Account No. 46-0030-01-006-10

Grantor Address:

Raymond Hugh Dancy
Alice Louise Dancy
Address: 309.5 Hwy 308 North
Lake Cormorant, Ms. 38641
Phone Number: 781-0696
Business Number: 393-9556

In the case of natural persons acting in their own right:

STATE OF Mississippi
COUNTY OF De Soto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of February, 1995, within my jurisdiction, the within named Raymond Hugh Dancy and Alice Louise Dancy

who acknowledged that (~~he~~) (~~she~~) (they) executed the above and foregoing instrument.

Jennifer Cochran (NOTARY PUBLIC)

My commission expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES NOV. 21, 1998

(SEAL)